

When recorded return to:

Per Atle Bjordal and Carolyn W. Bjordal
PO Box 972
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041247

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-507

Feb 11 2020

Amount Paid \$5685.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620041247
STATUTORY WARRANTY DEED

THE GRANTOR(S) Danial M. Terrill, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Per Atle Bjordal and Carolyn W. Bjordal, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 25, Monroe Street Add.

Tax Parcel Number(s): P107055 / 4640-000-025-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: February 3, 2020


Daniel M. TerrillState of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Daniel M. Terrill

(he/she/they) is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

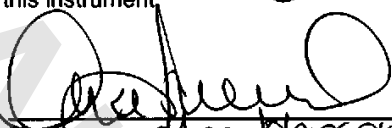
Dated: 2/04/2020
Name: Ana Johnson
Notary Public in and for the State of Washington
Residing at: Chanhassen
My appointment expires: 4/19/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P107055 / 4640-000-025-0004

LOT 25, PLAT OF MONROE STREET ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF
PLATS, PAGES 10, THROUGH 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 12, 1994
Auditor's No.: 9409120091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Location: Being located as constructed or to be constructed on the above described property, generally described as follows:

Easement No. 1: All streets and road rights-of-ways and any greenways or common area as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-ways.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF MONROE STREET ADDITION:

Recording No: 9411160059

3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 16, 1994
Recording No.: 9411160060

4. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses

EXHIBIT "B"**Exceptions
(continued)**

and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Burlington.
7. City, county or local improvement district assessments, if any.